



FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, May 7, 2026 at 6:00 P.M.

- A. Call to Order and Roll Call**
- B. Approval of Minutes**
 - 1. Approval of the regular meeting of April 23, 2026.
- C. Public Hearing Business Matters.**
 - None.
- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.
- E. Business Matters**
 - 1. **Signs and Lines by Stretch, Miscellaneous.** Request to recommend approval of a Miscellaneous Application to allow for the installation of two monument signs within Outlots 1 & 4 of the Ryan Meadows Subdivision (TKNs 891 1085 000 & 891 1088 000).
- F. Adjournment**

The YouTube channel “City of Franklin WI” will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development’s office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk’s office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: May 21, 2026.

City of Franklin
Plan Commission Meeting
April 23, 2026
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the April 23, 2026, Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderman Nabil Salous and Commissioners Rebecca Specht, Kevin Haley, Patrick Leon and Michael Shawgo. Excused was Alderwoman Michelle Eichmann. Also present were City Attorney Jesse Wesolowski, Planning Associate Nick Fuchs and Assistant Planner Rose Melton.

B. Approval of Minutes – Regular Meeting of April 9, 2026.

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:01 p.m. and closed at 6:01 p.m.

E. Business Matters

- 1. Bear Development, Certified Survey Map.** Request to approve a certified survey map to dedicate Chicory Court right-of-way for the proposed Ryan Meadows Condominiums project located at 11590 W. Meadowview Drive (TKN 891 1081 001).

Planning Associate Fuchs presented the Certified Survey Map request.

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend adoption of a Resolution approving a Certified Survey Map to dedicate Chicory Court right-of-way for the proposed Ryan Meadows Condominiums project located at 11590 W. Meadowview Drive (TKN 891 1081 001). On voice vote, all voted ‘aye’; motion carried (5-0-1).

- 2. Home Depot, Temporary Use.** Request to approve a resolution allowing an Outdoor Sales temporary use within a fenced area of the parking lot upon property located at 6489 S. 27th Street (TKN 714 9996 015).

Associate Planner Rose Melton presented the Temporary Use request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to adopt a resolution imposing conditions and restrictions for the approval of Temporary Use for

outdoor seasonal tree and shrub sales for property located at 6489 S. 27th Street. On voice all voted 'aye'; motion carried (5-0-1).

F. Adjournment

Commissioner Haley moved and Commissioner Specht seconded to adjourn the meeting at 6:05 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).

DRAFT



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item E.1.

Meeting of May 7, 2026

Miscellaneous, Installation of Monument Sign within an Outlot

RECOMMENDATION: City Development staff recommends approval with conditions of this request to allow for the installation of two single tenant monument signs within Outlots 1 & 4 of the Ryan Meadows Subdivision.

Project name:	Superior Fence – Fence installation within planting strip
Property Owner:	Ryan Meadows Homeowner’s Association
Applicant:	Matthew Wegner, Signs & Lines by Stretch
Property Address/TKN:	9701 S 112 th Street
Aldermanic District:	District 6
Zoning District:	R-SR Suburban Single-Family Residence District
Staff Planner:	Luke Hamill, Associate Planner

Project Description/Analysis

This request is to allow for two monument signs within Outlot 4 of the Ryan Meadows Subdivision. The Ryan Meadows Subdivision Final Plat was approved by the Common Council by Resolution No. 2019-7547 and states in Note 11, “Construction of any building, grading or filling in said outlots is prohibited unless approved by the City of Franklin”. Monument signs are permitted at subdivision entryways, according to the UDO. The applicant is proposing to install these signs on the Aster Street and Meadowview Drive openings into the Ryan Meadows Subdivision.

The proposed signs will be approximately 60.4 square feet in size, complying with the maximum 120 square foot maximum. The proposed signs will be located outside of the vision triangles for the intersections at 112th St and Aster St and 112th St and Meadowview Drive.

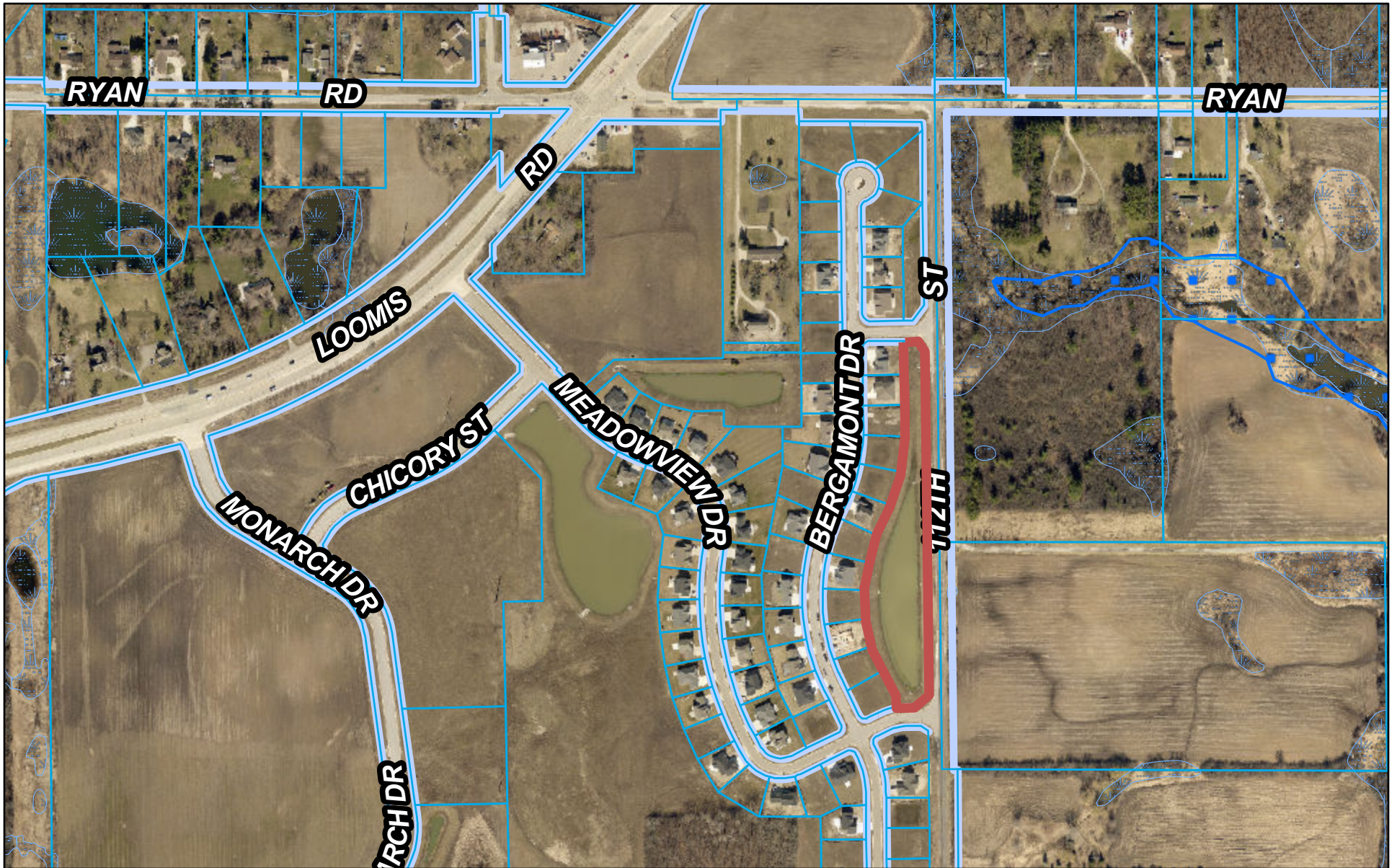
Site compliance

City Development staff visited the site and didn’t notice any site compliance issues with the subject lot.

Staff Recommendation:

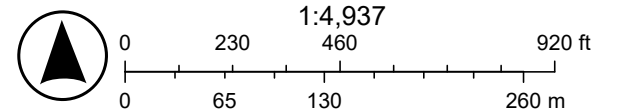
City Development staff recommends approval with conditions of this request to allow for the installation of two single tenant monument signs within Outlots 1 & 4 of the Ryan Meadows Subdivision.

City of Franklin Property Viewer



4/30/2026, 10:52:07 AM

 Parcel



SE Wisc Reg Planning Comm, Vantor

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE INSTALLATION OF TWO (2) MONUMENT SIGNS
WITHIN OUTLOTS 1 & 4 OF THE RYAN MEADOWS SUBDIVISION
(9701 S 112TH ST & 891 1085 000)
(SIGNS AND LINES BY STRETCH, APPLICANT)
(RYAN MEADOWS HOMEOWNERS ASSOCIATION, PROPERTY OWNER)

WHEREAS, the Ryan Meadows Subdivision Plat prohibits construction of any building, grading, or filling within outlots, described thereon; and

WHEREAS, Signs and Lines by Stretch having applied for a release of the outlots restriction upon Outlots 1 & 4 to the extent necessary to install two monument signs within the Outlots, upon the property located at 9701 S 112th Street and 0 S 112th Street, such properties being zoned R-SR Suburban Single-Family Residence District, bearing Tax Key Nos. 891 1088 000 & 891 1085 000, is more particularly described as follows:

Outlots 1 & 4 in RYAN MEADOWS, being a subdivision of Lot 1, Lot 2, Lot 3 and Outlot 1 of Certified Survey Map No. 9095 and additional lands in the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ AND the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ AND the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the Outlot restriction upon the Final Plat for Ryan Meadows Subdivision and its accompanying restriction of the construction of structures, grading, or filling is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the Outlot restriction only so as to allow for the subject sign installations, and having considered the proposed location of and type of sign to be installed upon the subject property, and that the proposed signs will not be create any adverse impact upon the aesthetic or purposes of Outlots 1 & 4.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of proposed monument signs of the type and

specifications as described and only upon the location as set forth within the plans accompanying the application of Signs and Lines by Stretch filed on April 17, 2026 be and the same is hereby authorized and approved and that the Outlot restriction as it would otherwise apply to such installations upon the subject properties only, is hereby waived and released.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject monument signs and that the subject monument signs shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same are hereby directed to obtain the recording of this Resolution with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this 19th day of May, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 19th day of May, 2026.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Ryan Meadows Homeowner's Association Inc.

HOA Address
Franklin, WI 53132

March 5, 2025

City of Franklin

Department of City Development

RE: Signage at Ryan Meadows, Franklin, WI, 53132

To whom it may concern:

As President of the Ryan Meadows HOA, Owner of (9665 S. Bergamont) Franklin, WI, 53132, I hereby authorize Signs & Lines by Stretch, LLC, and/or their sub-contractor to apply for permits and install gateway monument signs. The monument signs will be installed on the north and south subdivision entrances along 112th st.

Sincerely,

Scott McLaughlin

Signature

A handwritten signature in blue ink, appearing to be 'S. McLaughlin', written over a large, light blue oval scribble.

Proposed placement of monument sign for Ryan Meadows Development

Franklin, WI. by Signs & Lines,

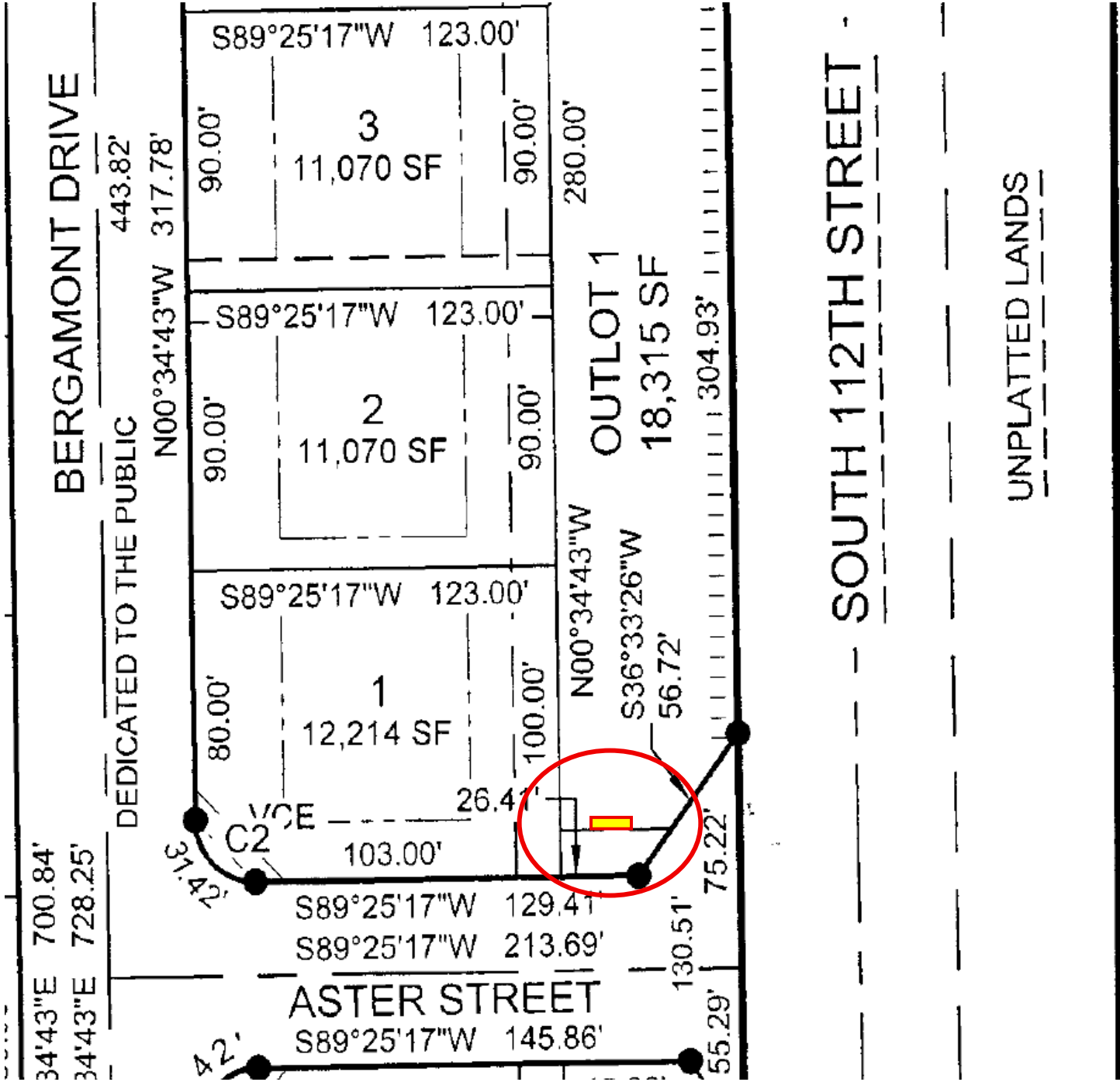
North Sign

Outlot# 1.

Placement below is for illustrative purposes only; scaling is not exact.

Western edge of sign will be 14' off West property line,

Southern edge of sign will be 14' off South property line





South Sign - Outlot#4

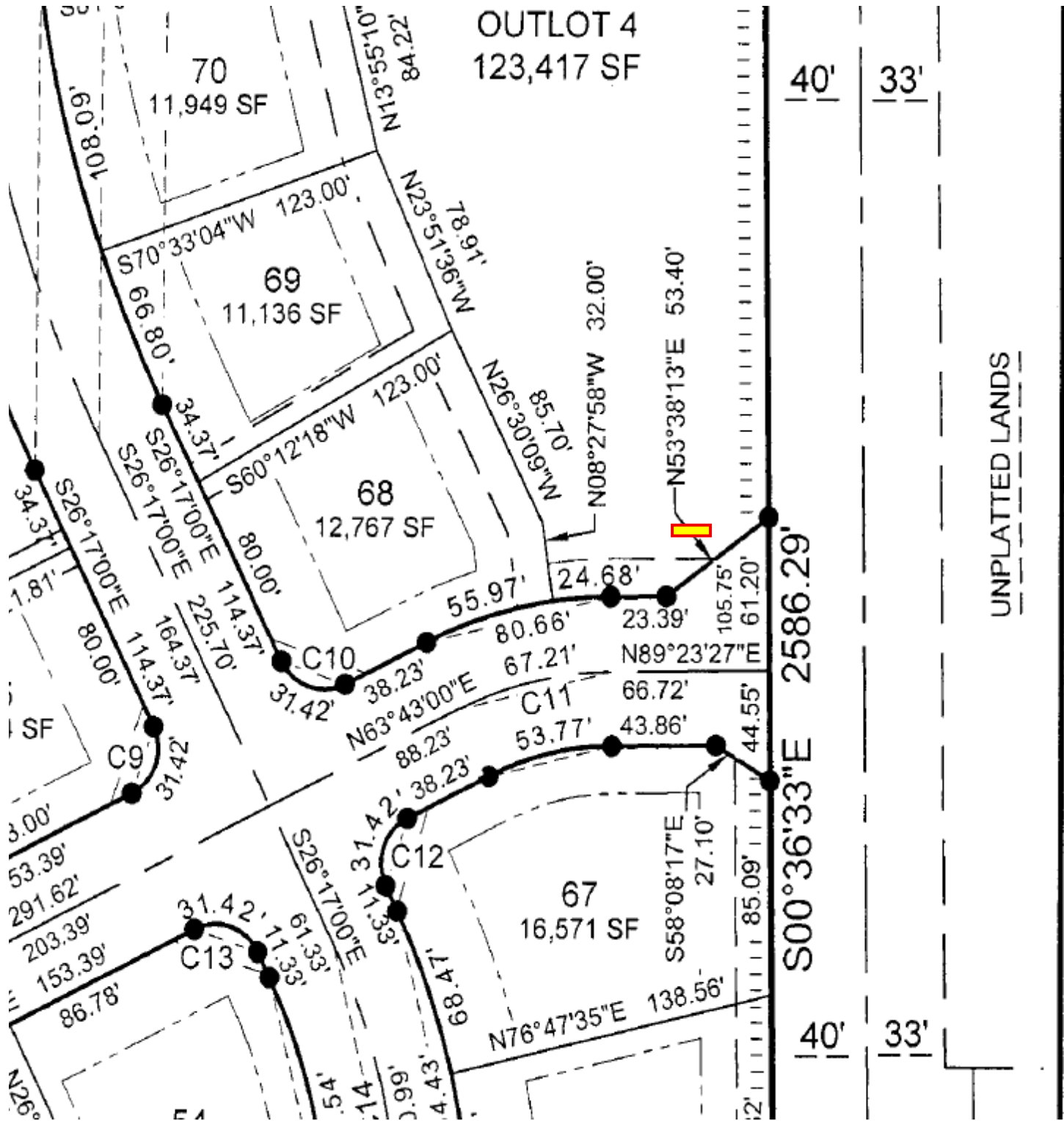
Placement below is for illustrative purposes only; scaling is not exact.

Eastern edge of sign will be 14' off East property line,

Southern edge of sign will be 14' off South property line



OUTLOT 4
123,417 SF



UNPLATTED LANDS

INSTALL

PICKUP

SHIP

REMOVE EXISTING GRAPHICS

YES

NO

VERSION # 4

PRODUCTION DRAWING

Color/ Material Key:

MP 07273 Gray Tint	
Matte Black Dimensional Lettering	
Sandstone 7125 Vinyl with Matte Laminate	
MP 12860 Chukker Brown painted caps	



Qty 1

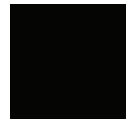
Double Sided Development Entrance Sign
 4'x8' Aluminum Box Sign with Aluminum Cap
 1/2" Routed Acrylic Dimensional Lettering
 Vinyl Meadow Grass Spot Graphics
 Stone base and pillar with aluminum caps



Painted Sign Cabinet
MP 07273
Gray Tint



Painted Aluminum Caps
MP 12860
Chukker Brown



Dimensional Acrylic Lettering
Matte Black



Black Rundle - Brick Veneer (Champion Brick)

DESIGN LAYOUTS ARE COPYRIGHT © 2025



W240 S3990 Rockwood Circle
Waukesha, WI 53189
(262) 544 - 9628
www.slines.net

ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: Ryan Meadows - Ryan Meadows-Franklin Gateway Sign - Option C

Install Address: 9701 South 112th Street Franklin, WI, 53132

Sales Person: Matthew Wegner

Project Manager: Matthew Wegner

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

Approval: _____

Date: _____

Designer: Shawn Hansen	Date: 10/30/25
01: XXXXXX -ATO - Revision	
02: XXXXXX -ATO - Revision	
03: XXXXXX -ATO - Revision	
04: XXXXXX -ATO - Revision	
05: XXXXXX -ATO - Revision	
06: XXXXXX -ATO - Revision	

INSTALL

PICKUP

SHIP

REMOVE EXISTING GRAPHICS

YES

NO

VERSION # 1

PRODUCTION DRAWING

Overhead Placement View



Aster Dr.
Placement



Meadowview Dr.
Placement

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ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: Ryan Meadows - Ryan Meadows-Franklin Gateway Sign - Location Proof Install Address: 9701 South 112th Street Franklin, WI, 53132
Sales Person: Matthew Wegner Project Manager: Matthew Wegner

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

Approval: _____ Date: _____

Designer: Shawn Hansen	Date: 03/30/26
01: XX.XX.XX -ATO - Revision	
02: XX.XX.XX -ATO - Revision	
03: XX.XX.XX -ATO - Revision	
04: XX.XX.XX -ATO - Revision	
05: XX.XX.XX -ATO - Revision	
06: XX.XX.XX -ATO - Revision	

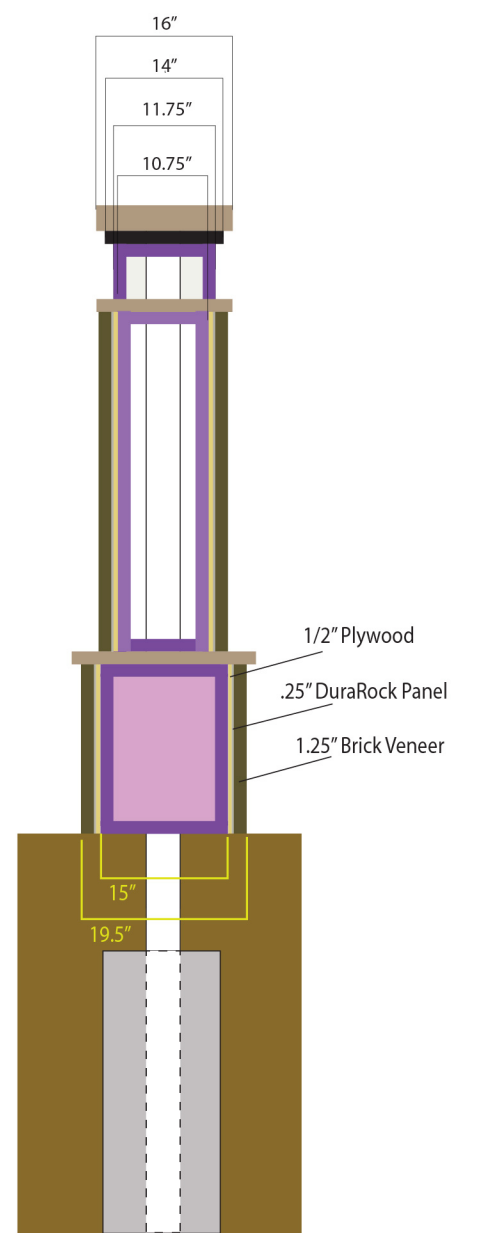
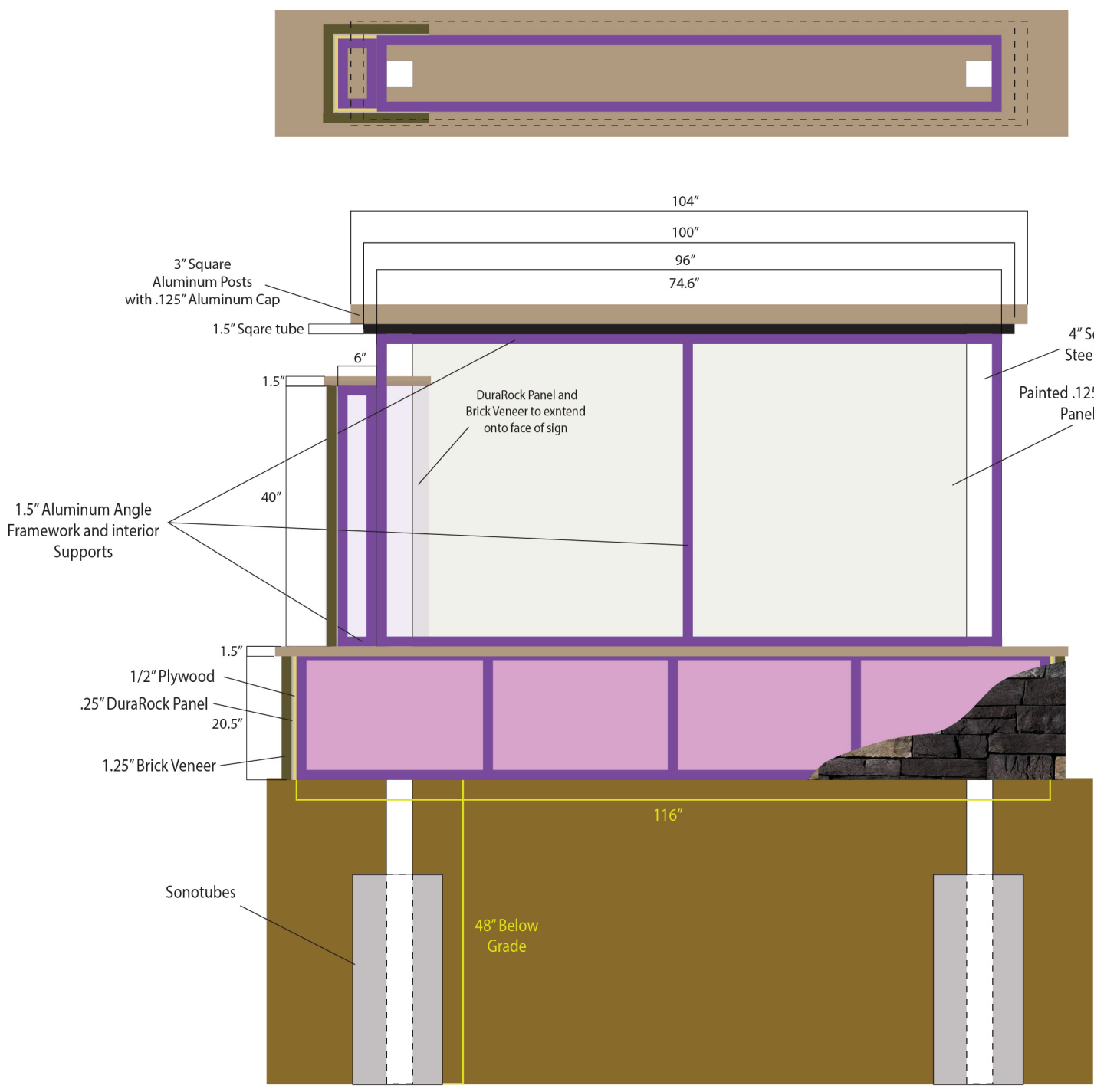
INSTALL PICKUP SHIP

REMOVE EXISTING GRAPHICS YES NO VERSION # 1




PRODUCTION DRAWING

Color/ Material Key:

MP 07273 Gray Tint	
Matte Black Dimensional Lettering	
Sandstone 7125 Vinyl with Matte Laminate	
MP 12860 Chukker Brown painted caps	



Qty 1
 Double Sided Development Entrance Sign
 4'x8' Aluminum Box Sign with Aluminum Cap
 1/2" Routed Acrylic Dimensional Lettering
 Vinyl Meadow Grass Spot Graphics
 Stone base and pillar with aluminum caps

		
Painted Sign Cabinet MP 07273 Gray Tint	Painted Aluminum Caps MP 12860 Chukker Brown	Dimensional Acrylic Lettering Matte Black



Black Rundle - Brick Veneer (Champion Brick)

Scale: 0" = 0'-0"



ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.

Project: **Ryan Meadows-Franklin Gateway Sign - Construction Drawing** Install Address: **XXX**
 Sales Person: **Matthew Wegner** Project Manager: **Matthew Wegner**

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.
 Approval: _____ Date: _____

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Designer: **Shawn Hansen** Date: **2/5/26**

REVISIONS	01: --- - Revision
	02: --- - Revision
	03: --- - Revision
	04: --- - Revision
	05: --- - Revision
	06: --- - Revision

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